



Sunil S. Vichare
M.A., L.L.B
ADVOCATE HIGH COURT

Date: 27th day of April 2023

TO ALL TO WHOM IT MAY CONCERN

TITLE REPORT

Re: Investigation of title of the 1. land with structure admeasuring 306.02 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.802 of Girgaon Division 2. land with structure admeasuring 239.97 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.803 of Girgaon Division 3. land with structure admeasuring 139.631 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.804 of Girgaon Division **OWNED BY M/S. ANUPAM CREATION**

I the undersigned, at the request of M/S. ANUPAM CREATION, have investigated the title of 1. land with structure admeasuring 306.02 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.802 of Girgaon Division 2. land with structure admeasuring 239.97 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.803 of Girgaon Division 3. land with structure admeasuring 139.631 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.804 of Girgaon Division, the with occupancy of various tenants occupying various premises in the structure standing on

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the property described in the schedule herein under written (hereinafter referred to as the said properties). I have perused the title deeds and other papers produced for my perusal. Title Investigation Report by D.K. Patil Search Clerk having taken search in the offices of Sub-Registrar of Mumbai (Manual Index-II) from 1962 to 2022 (60 Years) in the Office of Sub-Registrar of Mumbai-I, II & III (Computerized Index) from 2002 to 2022 (21 Years) and in the Office of Sub-Registrar of Mumbai-IV & V (Computerized Index) from 2012 to 2022 (11 Years). the following details are found:-

- 1) PROPERTY LAND WITH STRUCTURE
ADMEASURING 306.02 SQ. MTS., SITUATE AT
KHETWADI 7TH LANE BEARING C. S. NO.802 OF
GIRGAON DIVISION 2**

DEVOLUTION OF TITLE

As per property card it is found that, a) Harilal Dharmchand, b)Ramanlal Harilal, c) Indravadan Harilal were owners of the said property in year 1944.

- A) As per property card it is further found that, one of the owner Harilal Dharmchand died on 13.06.1957.
- B) Deed of Release dated 01.02.1971 made between 1) Vinodben Jayntilal Devichand, 2) Dhangauriben Ambaram as the Releasors of One Part and 1) Ramanlal Harilal Mahintura, 2) Dhangaurben Ambalal (present Executors and Trustees last Will testament of Harichand Ramchand) as the Releasee of the Other Part. Whereby the releasors have

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released their rights in the property on receipt of payment of Rs.17,500/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/389/1971 on 26.07.1972.

C) By Deed of Confirmation dated 03.05.1982 made by 1) Ramanlal Harilal Mahimtura, 2) Indravadan Harilal Mahimtura as The Confirming Parties of One Part. Whereby the parties hereto have confirmed Deed of Partition dated 30.11.1981. The said Deed of Partition is made between Jannaben Harilal Mahimtura party of one part, Ramanlal Harilal Mahimtura party of second part, Shri Indravadan Harilal Mahimtura party of Third part. And as per this Deed of Partition Shri Indravadan Harilal Mahimtura became entitle to in property being Municipal Census Number D-1969/25-29 and bearing C. S. No. 802 of Girgaon Division. And this Deed of Confirmation is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/1203/1982 on 16.08.1982.

D) By Deed of Conveyance dated 12,02.1993 made between Indravadan Harilal Mahimtura as The Vendor of One Part and 1) Kesurdas Amichand Shah, 2) Sobhachand Amichand Shah, 3)Ketan Sobhchand Shah, 4) Kaushik Sobhachand Shah, 5) Smt. Prerana Umeshechandra Shah, 6) Smt. Nila Dhirajlal Shah, 7) Smt. Varsha Sureshechandra Shah, 8) Gira Nitinchandra Shah, 9) Lalitaben Dhirajlal Shah, 10) Smt. Ranjanben Munsukhalal Shah as The Purchasers of Other

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Part. Whereby the vendor has sold property being land with structure known as Shri Ram Niwas, admeasuring 337½ Sq. Mts. bearing C. S. No.802 of Girgaon Division, for consideration sum of Rs.1,50,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/304/1993 on 27.11.1995. And thereafter names of purchasers are recorded in property card.

- E) By Deed of Release dated 16.10.1995 made between 1) Smt. Hira Laxmi Kesurdas Shah (as legal re-presentative of Kesurdas Amichand Shah, who died on 17.06.1995), 2) Ketan Sobhchand Shah, 3) Kaushik Sobhachand Shah, 4) Smt. Nila Dhirajlal Shah, 5) Smt. Varsha Sureshchandra Shah, 6) Gira Nitinchandra Shah as The Releasors of One Part and 1) Shri Sobhachand Amichand Shah, 2) Smt. Prerana Umeshchandra Shah, 3) Lalita Dhirajlal Shah, 4) Smt. Ranjanben Mansukhalal Shah as The Releasees of Other Part. Whereby the releasors have released their respective shares in favor of releasee. And the said Deed of Release is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/3439/1995 on 21.11.1995.
- F) By Deed of Release dated 25.04.1996 made between 1) Shri Sobhachand Amichand Shah, 2) Smt. Prerana UmeshShah, 3) Smt. Ranjanben Mansukhalal Shah as The Releasors of One Part and 1) Lalita Dhirajlal Shah, 2) Dhirajlal Amichand Shah as The Releasees of Other Part. Whereby the releasors have released their respective shares in favor of releasee. And the

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said Deed of Release is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/1591/1996 on 26.04.1996.

G) Indemnity Bond dated 10.12.2018 made by 1) Nilam Haresh Gandhi, 2) Suresh Dhirajlal Shah, 3) Nitin Dhirajlal Shah, 4) Bharat Dhirajlal Shah. These parties have executed this Indemnity Bond to the effect that, they are only legal heirs of 1) Ranjanben Mansukhalal Shah, 2) Lalita Dhirajlal Shah. And thereafter names of 1) Nilam Haresh Gandhi, 2) Suresh Dhirajlal Shah, 3) Nitin Dhirajlal Shah, 4) Bharat Dhirajlal Shah are recorded as holders in property card. And the said Indemnity Bond is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/5/11032/2018 on 10.12.2018.

H) By Deed of Release dated 10.12.2018 made between Nilam Haresh Gandhi as The Releasor of One Part and 1) Suresh Dhirajlal Shah, 2) Nitin Dhirajlal Shah, 3) Bharat Dhirajlal Shah as The Releasees of Other Part. Whereby the releasor has released her share in favor of releasee. And the said Deed of Release is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/5/11035/2018 on 10.12.2018.

I) By Deed of Conveyance dated 07.12.2021 made between 1) Suresh Dhirajlal Shah, 2) Nitin Dhirajlal Shah, 3) Bharat Dhirajlal Shah as The Vendors of One Part and M/S Anupam Creation (Partner:- Nitin Dhirajlal Shah) as The Purchaser of Other Part. Whereby the vendors have sold property being

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land with structure admeasuring 306.02 Sq. Mts. for consideration sum of Rs.2,79,46,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/4/16803/2021 on 07.12.2021.

REGISTRY SEARCH

S. R. O. MUMBAI (MANUAL INDEX)
FROM 1962 TO 2022 (60 YEARS)

1962 }
TO } NIL
1971 }
1972

BOM
389
1971

DEED OF RELEASE

01.02.1971
26.07.1972

- 1) VINODBEN JAYNTILAL DEVICHAND
2) DHANGAURIBEN AMBARAM

“as The Releasers”
“of One Part”

TO

- 1) RAMANLAL HARILAL MAHIMTURA
2) DHANGAURBEN AMBALAL
(present Executors and Trustees last Will testament of
Harichand Ramchand)

“as The Releasees”
“of Other Part.”

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane in the City of Bombay together with the messuage tenement or dwelling house standing thereon containing by admeasurement 369.3/9 Sq. Yards i.e. 337½ Sq. Mts. or thereabout and situated within the registration

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Sub-District of Bombay and registered by the Collector of Land Revenue under Old Nos.2141 and 2142 New No.9240 Old S. No.772 and New S. No.4/5460 and bearing Cad. S. No.802 of Girgaum division and assessed by the Assessor and Collector of Municipal rates and taxes under D Ward No.1969 and 1970, Street Nos.1 and 2, Khetwadi 7th Lane.

1973 }
TO } NIL
1981 }
1982

BOM
1203
1982

DEED OF CONFIRMATION

03.05.1982
16.08.1982

- 1) RAMANLAL HARILAL MAHIMTURA
- 2) INDRAVADAN HARILAL MAHIMTURA

“as The Confirming Parties”
“of One Part”

TO

“of Other Part”

Re:- The parties hereto have confirmed Deed of Partition dated
30.11.1981

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane in the City of Bombay together with the messuage tenement or dwelling house standing thereon containing by admeasurement 369.3/9 Sq. Yards i.e. 337.2 Sq. Mts. or thereabout and situated within the registration Sub-District of Bombay and registered by the Collector of Land

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Revenue under Old Nos.2141 and 2142 New No.9240 Old S. No.772 and New S. No.4/5460 and bearing Cad. S. No.802 of Girgaum division and assessed by the Assessor and Collector or Municipal rates and taxes under D Ward No.1969 and 1970, Street Nos.1 and 2, Khetwadi 7th Lane.

1983 }
TO } NIL
1994 }
1995

BBE
304
1993

DEED OF CONVEYANCE
Rs.1,50,000/-

12.02.1993
27.11.1995

INDRAVADAN HARILAL MAHIMTURA

“as The Vendor”
“of One Part”

TO

- 1) KESURDAS AMICHAND SHAH
- 2) SOBHACHAND AMICHAND SHAH
- 3) KETAN SOBHCHAND SHAH
- 4) KAUSHIK SOBHACHAND SHAH
- 5) SMT. PRERANA UMESHCHANDRA SHAH
- 6) SMT. NILA DHIRAJLAL SHAH
- 7) SMT. VARSHA SURESHCHANDRA SHAH
- 8) GIRA NITINCHANDRA SHAH
- 9) LALITABEN DHIRAJLAL SHAH
- 10) SMT. RANJANBEN MANSUKHALAL SHAH

“as The Purchasers”
“of Other Part.”

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane in the City of Bombay together with the messuage tenement or dwelling house standing thereon containing by admeasurement 369.3/9 Sq. Yards

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i.e. 337½ Sq. Mts. or thereabout and situated within the registration Sub-District of Bombay and registered by the Collector of Land Revenue under Old Nos.2141 and 2142 New No.9240 Old S. No.772 and New S. No.4/5460 and bearing Cad. S. No.802 of Girgaum division and assessed by the Assessor and Collector or Municipal rates and taxes under D Ward No.1969 and 1970, Street Nos.1 and 2, Khetwadi 7th Lane.

<u>BIF</u>	1995	
<u>3439</u>	<u>DEED OF RELEASE</u>	<u>16.10.1995</u>
1995		21.11.1995

1) SMT. HIRA LAXMI KESURDAS SHAH
(as legal re-presentative of Kesurdas Amichand Shah who died on 17.06.1995)
2) KETAN SOBHCHAND SHAH
3) KAUSHIK SOBHACHAND SHAH
4) SMT. NILA DHIRAJLAL SHAH
5) SMT. VARSHA SURESHCHANDRA SHAH
6) GIRA NITINCHANDRA SHAH
"as The Releasors"
"of One Part"

TO
1) SHRI SOBHACHAND AMICHAND SHAH
2) SMT. PRERANA UMESHCHANDRA SHAH
3) LALITA DHIRAJLAL SHAH
4) SMT. RANJANBEN MANSUKHALAL SHAH
"as The Releasees"
"of Other Part."

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane in the City of Bombay together with the messuage tenement or dwelling house standing thereon containing by admeasurement 369.3/9 Sq. Yards

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i.e. 337½ Sq. Mts. or thereabout and situated within the registration Sub-District of Bombay and registered by the Collector of Land Revenue under Old Nos.2141 and 2142 New No.9240 Old S. No.772 and New S. No.4/5460 and bearing Cad. S. No.802 of Girgaum division and assessed by the Assessor and Collector or Municipal rates and taxes under D Ward No.1969 and 1970, Street Nos.1 and 2, Khetwadi 7th Lane.

	1996	
<u>BBE</u>	<u>DEED OF RELEASE</u>	<u>25.04.1996</u>
<u>1591</u>		<u>26.04.1996</u>
1996		

1) SHRI SOBHACHAND AMICHAND SHAH
 2) SMT. PRERANA UMESH SHAH
 3) SMT. RANJANBEN MANSUKHALAL SHAH
“as The Releasors”
“of One Part”

TO

1) LALITA DHIRAJLAL SHAH
 2) DHIRAJLAL AMICHAND SHAH
“as The Releasees”
“of Other Part.”

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane in the City of Bombay together with the messuage tenement or dwelling house standing thereon containing by admeasurement 369.3/9 Sq. Yards i.e. 337½ Sq. Mts. or thereabout and situated within the registration Sub-District of Bombay and registered by the Collector of Land Revenue under Old Nos.2141 and 2142 New No.9240 Old S.

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No.772 and New S. No.4/5460 and bearing Cad. S. No.802 of Girgaum division and assessed by the Assessor and Collector or Municipal rates and taxes under D Ward No.1969 and 1970. Street Nos.1 and 2. Khetwadi 7th Lane.

1997 }
TO } NIL
2021 }
2022 } Index II not ready

NOTE: In SRO Mumbai (Manual Index-II) Books for the years 2001 to 2007. are entirely torn. And many pages of other Index-II Books are in partly torn condition.

S. R. O. MUMBAI-I, II, III, IV & V
(COMPUTERIZED INDEX-II)
FROM 2002 TO 2022 (21 YEARS)

2002 }
TO } NIL
2017 }
2018

BBE/5
11032
2018

INDEMNITY BOND

10.12.2018
10.12.2018

- 1) NILAM HARESH GANDHI
- 2) SURESH DHIRAJLAL SHAH
- 3) NITIN DHIRAJLAL SHAH
- 4) BHARAT DHIRAJLAL SHAH

"of One Part"

TO

"of Other Part.

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SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane admeasuring 306.02 Sq. Mts. bearing C. S.
No.802 of Girgaon Division.

<u>BBE/5</u> <u>11035</u> 2018	2018 <u>DEED OF RELEASE</u>	<u>10.12.2018</u> <u>10.12.2018</u>
	NILAM HARESH GANDHI	“as The Releasor” “of One Part”
	TO	
	1) SURESH DHIRAJLAL SHAH 2) NITIN DHIRAJLAL SHAH 3) BHARAT DHIRAJLAL SHAH	“as The Releasees” “of Other Part.”

SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane admeasuring 306.02 Sq. Mts. bearing C. S.
No.802 of Girgaon Division.

	2019 } NIL	
	2020 } NIL	
	2021	
<u>BBE/4</u> <u>16803</u> 2021	<u>DEED OF CONVEYANCE</u> Rs.2,79,46,000/-	<u>07.12.2021</u> <u>07.12.2021</u>
	1) SURESH DHIRAJLAL SHAH 2) NITIN DHIRAJLAL SHAH 3) BHARAT DHIRAJLAL SHAH	“as The Vendors” “of One Part”
	TO	
	M/S ANUPAM CREATION (partner:- Nitin Dhirajlal Shah)	“as The Purchaser”

sen



“of Other Part.

SCHEDULE: The property being land with structure situate at 7th Khetwadi Lane admeasuring 306.02 Sq. Mts. bearing C. S. No.802 of Girgaon Division.

2022 } Index Not Ready

NOTE: In the office of Sub-Registrar Mumbai I, II, III, IV & V (Computerized Index II) from 2002 to 2021 are not maintained properly.

II) LAND WITH STRUCTURE ADMEASURING 239.97 SQ. MTS., SITUATE AT KHETWADI 7TH LANE BEARING C. S. NO.803 OF GIRGAON DIVISION

DEVOLUTION OF TITLE

- 1) Deed of Release dated 09.12.1971 made between 1) Pushpavati Natwarlal Shah, 2) Balkrishna Natwarlal Shah, 3) Hasumati Indukumar Shah as the First Releasers of First Part, 1) Jeevanlal Natwarlal Shah, 2) Dhansuklal Jeevanlal Shah as The Second Releasers of Second Part and 1) Balagauri Chimanlal Shah, 2) Satish Chimanlal Shah, 3) Ajit Chimanlal Shah, 4) Mahesh Chimanlal Shah, 5) Himanshu Chimanlal Shah, 6) Tarun Chimanlal Shah (Sr. No. 6 minor by his mother and natural guardian Balagauri) as the Third Releasers of Third Part and 1) Champagauri Bapulal Shah, 2) Bhaskar Bapulal Shah, 3) Aruna Bapulal Shah, 4) Janak Bapulal Shah (Sr. No.4 minor by his mother and natural

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guardian Champagauri) as The Releasees of the Fourth Part. Whereby the first, second and third releasors have released their respective share in the property being C. S. No.803 of Girgaon Division in favor of releasee. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/3741/1971 on 24.10.1974.

- 2) Deed of Release dated 26.02.1979 made between Aruna Bapulal Shah as the Releasor of One Part and 1) Bhaskar Bapulal Shah, 2) Champagauri Bapulal Shah, 3) Janak Bapulal Shah as The Releasees of the Other Part. Whereby the releasor has released her share in the property being C. S. No.803 of Girgaon Division in favor of releasees. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/491/1979 on 19.01.2012.
- 3) Deed of Conveyance dated 10.05.2001 made between 1) Bhaskar Bapulal Shah, 2) Janak Bapulal Shah as the Vendors of One Part and 1) Dhirajlal Amichand Shah, 2) Lalitaben Dhirajlal Shah as The Purchasers of the Other Part. Whereby the vendors have sold land with structure bearing C. S. No.803 of Girgaon Division for consideration sum of Rs.4.75,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/4437/2001 on 21.07.2001.
- 4) Indemnity Bond dated 18.02.2002 made by Dhirajlal Amichand. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/1/878/2002 on 18.02.2002.

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- 5) Indemnity Bond dated 03.12.2004 made by Bhaskar Bapulal Shah & Janak Bapulal Shah to the effect that, they are the only legal heirs of deceased Champagauri Bapulal Shah. And this Indemnity Bond is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/1/10201/2004 on 03.12.2004.
- 6) Indemnity Bond dated 10.12.2018 made by 1) Nilam Haresh Gandhi, 2) Suresh Dhirajlal Shah, 3) Nitin Dhirajlal Shah, 4) Bharat Dhirajlal Shah. These parties have executed this Indemnity Bond to the effect that, they are only legal heirs of 1) Ranjanben Mansukhalal Shah, 2) Lalita Dhirajlal Shah. And thereafter names of 1) Nilam Haresh Gandhi, 2) Suresh Dhirajlal Shah, 3) Nitin Dhirajlal Shah, 4) Bharat Dhirajlal Shah are recorded as holders in property card. And the said Indemnity Bond is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/5/11032/2018 on 10.12.2018.
- 7) Deed of Release dated 10.12.2018 made between Nilam Haresh Gandhi as The Releasor of One Part and 1) Suresh Dhirajlal Shah, 2) Nitin Dhirajlal Shah, 3) Bharat Dhirajlal Shah as The Releasees of Other Part. Whereby the releasor has released her share in the property being C. S. No.803 of Girgaon Division. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/5/11034/2018 on 10.12.2018.
- 8) By Deed of Conveyance dated 07.12.2021 made between 1) Suresh Dhirajlal Shah, 2) Nitin Dhirajlal Shah, 3) Bharat Dhirajlal Shah as The Vendors of One Part and M/S Anupam Creation (Partner:- Nitin Dhirajlal Shah) as The Purchaser of Other Part. Whereby the

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vendors have sold property being land with structure admeasuring 239.97 Sq. Mts. bearing C. S. No.803 of Girgaon Division, for consideration sum of Rs.2,79,46,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/4/16805/2021 on 07.12.2021

REGISTRY SEARCH

S. R. O. MUMBAI (MANUAL INDEX)
FROM 1962 TO 2022 (60 YEARS)

1962 }
TO } NIL
1973 }
1974

BOM
3741
1971

DEED OF RELEASE

09.12.1971
24.10.1974

- 1) PUSHPAVATI NATWARLAL SHAH
- 2) BALKRISHNA NATWARLAL SHAH
- 3) HASUMATI INDUKUMAR SHAH

“as the First Releasers”
“of First Part”

- 1) JEEVANLAL NATWARLAL SHAH
- 2) DHANSUKLAL JEEVANLAL SHAH

“as The Second Releasers”
“of Second Part”

- 1) BALAGAURI CHIMANLAL SHAH
- 2) SATISH CHIMANLAL SHAH
- 3) AJIT CHIMANLAL SHAH
- 4) MAHESH CHIMANLAL SHAH
- 5) HIMANSHU CHIMANLAL SHAH
- 6) TARUN CHIMANLAL SHAH

(Sr. No. 6 minor by his mother and natural guardian Balagauri)

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“as the Third Releasers”
“of Third Part”

TO

- 1) CHAMPAGAURI BAPULAL SHAH
- 2) BHASKAR BAPULAL SHAH
- 3) ARUNA BAPULAL SHAH
- 4) JANAK BAPULAL SHAH

(Sr. No.4 minor by his mother and natural guardian
Champagauri)

“as The Releasees”
“of the Fourth Part”

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent land or ground with the messuage, tenement or dwelling house standing thereon, situate thereon situate at lying and being on the Eastern Side of the Khetwadi 7th Lane in the City, District and Registration Sub-District of Bombay, in the Island of Bombay containing by admeasurement 286.6/9 Sq. Yards i.e. 241.00 Sq. Mts. or thereabout registered in the Books of the Collector of Land Revenue under Old Nos.2141 and 2142 New S. No.4/5460 and bearing Cad. S. No.803 of Girgaum Division and in the Books of the Collector of Municipal rates and taxes under D Ward No.1971, Street Nos.23.

1975 }

TO } NIL

2000 }

2001

BBE
4437
2001

DEED OF CONVEYANCE
Rs.4,75,000/-

10.05.2001
21.07.2001

- 1) BHASKAR BAPULAL SHAH
- 2) JANAK BAPULAL SHAH

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“as The Vendors”
“of One Part”

TO

- 1) DHIRAJLAL AMICHAND SHAH
- 2) LALITABEN DHIRAJLAL SHAH

“as The Purchasers”
“of Other Part”

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent land or ground with the messuage, tenement or dwelling house standing thereon, situate thereon situate at lying and being on the Eastern Side of the Khetwadi 7th Lane in the City, District and Registration Sub-District of Bombay, in the Island of Bombay containing by admeasurement 287 Sq. Yards i.e. 239.97 Sq. Mts. or thereabout registered in the Books of the Collector of Land Revenue under Old Nos.2141 and 2142 New S. No.4/5460 and bearing Cad. S. No.803 of Girgaum Division and in the Books of the Collector of Municipal rates and taxes under D Ward No.1971, Street Nos.23.

2002 }

TO } NIL

2011 }

2012

BOM
491
1979

DEED OF RELEASE

26.02.1979
19.01.2012

ARUNA BAPULAL SHAH

“as The Releasor”
“of One Part”

TO

- 1) BHASKAR BAPULAL SHAH
- 2) CHAMPAGAURI BAPULAL SHAH
- 3) JANAK BAPULAL SHAH

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“as The Releasees”
“of Other Part”

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent land or ground with the messuage, tenement or dwelling house standing thereon, situate thereon situate at lying and being on the Eastern Side of the Khetwadi 7th Lane in the City, District and Registration Sub-District of Bombay, in the Island of Bombay containing by admeasurement 287 Sq. Yards i.e. 239.97 Sq. Mts. or thereabout registered in the Books of the Collector of Land Revenue under Old Nos.2141 and 2142 New S. No.4/5460 and bearing Cad. S. No.803 of Girgaum Division and in the Books of the Collector of Municipal rates and taxes under D Ward No.1971, Street Nos.23.

2013 }
TO } NIL
2021 }
2022 } Index II not ready

NOTE: In SRO Mumbai (Manual Index-II) Books for the years 2001 to 2007, are entirely torn. And many pages of other Index-II Books are in partly torn condition.

S. R. O. MUMBAI-I, II, III, IV & V
(COMPUTERIZED INDEX-II)
FROM 2002 TO 2022 (21 YEARS)

	2002	
<u>BIBE/I</u>	<u>INDEMNITY BOND</u>	<u>18.02.2002</u>
<u>878</u>		<u>18.02.2002</u>
<u>2002</u>		

DHIRAJLAL AMICHAND SHAH

“of One Part”

TO

S.M.

VICHARE & ASSOCIATES

Office No. 1, Shefers Apt. Opp. J.K.Tower, Station Road, Vikhroli (East), Mumbai - 400 083.
Mob.: 93242 04592 • E-mail - advocate.sunilvichare@gmail.com

"of Other Part.

SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane, bearing C. S. No.803 of Girgaon Division.

2002

BBE/1
932
2002

AFFIDAVIT

20.02.2002
25.02.2002

DHIRAJLAL AMICHAND SHAH

"of One Part"

TO

"of Other Part.

SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane, bearing C. S. No.803 of Girgaon Division.

2002

BBE/1
933
2002

AFFIDAVIT

20.02.2002
25.02.2002

DHIRAJLAL AMICHAND SHAH

"of One Part"

TO

"of Other Part.

SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane, bearing C. S. No.803 of Girgaon Division.

2003 } NIL**2004**

BBE/1
10201
2004

INDEMNITY BOND

03.12.2004
03.12.2004

1) BHASKAR BAPULAL SHAH
2) JANAK BAPULAL SHAH

"of One Part"

SN



TO
CITY SURVEY MUMBAI

“of Other Part.

SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane admeasuring 239.00 Sq. Mts., bearing C. S.
No.803 of Girgaon Division.

2005 }
TO } NIL
2017 }
2018

BBE/5 INDEMNITY BOND 10.12.2018
11032 10.12.2018
2018

- 1) NILAM HARESH GANDHI
- 2) SURESH DHIRAJLAL SHAH
- 3) NITIN DHIRAJLAL SHAH
- 4) BIHARAT DHIRAJLAL SHAH

“of One Part”

TO

“of Other Part.

SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane admeasuring 239.97 Sq. Mts. bearing C. S.
No.803 of Girgaon Division.

2018
BBE/5 DEED OF RELEASE 10.12.2018
1103-1 10.12.2018
2018

NILAM HARESH GANDHI

“as The Releasor”
“of One Part”

TO

SVM

VICHARE & ASSOCIATES

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Mob.: 93242 04592 • E-mail - advocate.sunilvichare@gmail.com

- 1) SURESH DHIRAJLAL SHAH
- 2) NITIN DHIRAJLAL SHAH
- 3) BHARAT DHIRAJLAL SHAH

“as The Releasees”
“of Other Part.

SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane admeasuring 239.97 Sq. Mts. bearing C. S.
No.803 of Girgaon Division.

2019 } NIL

2020 } NIL

2021

BBE/4
16805
2021

DEED OF CONVEYANCE
Rs.2,79,46,000/-

07.12.2021
07.12.2021

- 1) SURESH DHIRAJLAL SHAH
- 2) NITIN DHIRAJLAL SHAH
- 3) BHARAT DHIRAJLAL SHAH

“as The Vendors”
“of One Part”

TO

M/S ANUPAM CREATION
(partner:- Nitin Dhirajlal Shah)

“as The Purchaser”
“of Other Part.

SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane admeasuring 239.97 Sq. Mts. bearing C. S.
No.803 of Girgaon Division.

2022 } Index Not Ready

SAH



NOTE: In the office of Sub-Registrar Mumbai I, II, III, IV & V (Computerized Index II) from 2002 to 2021 are not maintained properly

DEVOLUTION OF TITLE

- 9) As per property card it is found that, one Hormusji Rustomji Singara was owner of the said property by way of letter of administration dated 10.02.1937.
- 10) As per property card it is further found that, one Hormusji Rustomji Singara died on 07.02.1962. And thereafter by Declaration dated 24.12.1963 made by Miss Dhnukai Rustomji Singara, before the Presidency Magistrate Bombay to the effect that, she is the sole heir of deceased Hormusji Rustomji Singara. And thereafter name of Miss Dhnukai Rustomji Singara is recorded on property card.
- 11) As per property card it is further found that, by letter of administration dated 03.02.1966 names of 1) Vira Dinshaw Dastur, 2) Sirin Nariman Bardi are recorded as Administratrix of the Estate of Rustomji Hormosji Singara.
- 12) Deed of Release dated 24.08.1966 made between Gulbai Rustomji Singara as the Releasor of One Part and 1) Vira Dinshaw Dastur, 2) Sirin Nariman Bardi (Administratrix of the Estate of Rustomji Hormosji Singara) as the Releasee of the Other Part. Whereby the releasor has released her 1/3rd share in property being C. S. No.804 of Girgaon Division. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/2807/1966 on 10.05.1968.

SVM

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- 13) Deed of Transfer dated 24.08.1966 made between 1) Vira Dinshaw Dastur. 2) Sirin Nariman Bardi (Administratarix of the Estate of Rustomji Hormosji Singara) as the Transferors of One Part and Sirin Nariman Bardi as the Transferee of the Other Part. Whereby the transferors have transferred property being land with structure bearing C. S. No.804 of Girgaon Division. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/2808/1966 on 30.05.1968.
- 14) Deed of Conveyance dated 27.07.1978 made between Sirin Nariman Bardi as the Vendor of One Part and 1) Mavji Karson Yadav. 2) Samjuben wife Mavji Karson Yadav, 3) Mahendra son of Mavji Karson Yadav, 4) Giridhar son of Mavji Karson Yadav as the Purchasers of the Other Part. Whereby the vendor has sold property being land with structure bearing C. S. No.804 of Girgaon Division. for consideration sum of Rs.30,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/1640/1978 on 25.10.1978.
- 15) Deed of Conveyance dated 21.07.1988 made between 1) Samjuben wife Mavji Karson Yadav, 2) Mahendra son of Mavji Karson Yadav, 3) Giridhar son of Mavji Karson Yadav, 4) Kundan Mavji Yadav, 5) Vodhavji Mavji Yadav, 6) Induben Daughter of Mavji Yadav and wife of Shantilal Sarvaiya, 7) Manjula Daughter of Mavji Yadav and wife of Dhirajlal as The Vendors of One Part and 1) Jamila Sayed Rehman Khan, 2) Lily Vasu Maneshwar as the Purchasers of the Other Part. Whereby the vendors have sold their share in the property being C. S. No. 804 of Girgaon Division, to



the purchasers, for consideration sum of Rs.35,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/1020/1988 on 26.05.1989.

16) Deed of Conveyance dated 29.11.1990 made between 1) Jamila Sayed Rehman Khan, 2) Lily Vasu Maneshwar as The Vendors of One Part and 1) Rafia Mohammed Iqbal Jumani, 2) Miss Shaheen Jumani, 3) Miss Sitara Jumani, 4) Master Mundin Jumani (last three being minors re-presented their father Mohammed Iqbal Jumani) as the Purchasers of the Other Part. Whereby the vendors have sold the property being C. S. No. 804 of Girgaon Division, to the purchasers, for consideration sum of Rs.80,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/3245/1990 on 19.07.2002.

17) Deed of Conveyance dated 28.01.2021 made between 1) Rafia Mohammed Iqbal Jumani, 2) Miss Shaheen Mohammed Iqbal Jumani, 3) Miss Sitara Mohammed Iqbal Jumani, 4) Mundin Mohammed Iqbal Jumani as The Vendors of One Part and M/S Anupam Creation (Partner:- Nitin Shah) as the Purchaser of the Other Part. Whereby the vendors have sold the property being C. S. No. 804 of Girgaon Division, for consideration sum of Rs.1,16,00,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/4/1460/2021 on 28.01.2021.

REGISTRY SEARCH

S. R. O. MUMBAI (MANUAL INDEX)
FROM 1962 TO 2022 (60 YEARS)

SMB

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1962 }
 TO } NIL
 1967 }

1968

BOM
2807
 1966

DEED OF RELEASE

24.08.1966
10.05.1968

GULBAI SORABJI SINGARA

“as The Releasor”
 “of One Part”

TO

1) VIRA DINSHAW DASTUR,
 2) SIRIN NARIMAN BARDI

(Administratarix of the Estate of Rustomji Hormosji Singara)
 “as The Releasees”
 “of Other Part.

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane standing thereon admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the registration Sub-District of Bombay and bearing Collector Old Rent Roll No.3916 and Last Rent Roll No.3916 and last rent roll No.9342, Cad. S. No.804 of Girgaum division and Laughtons S. No.5461 and Part 15460 and situate at Municipal “E” Ward No.1972(2), Street No.21, Khetwadi 7th Lane, Bombay.

1968

BOM
2808
 1966

DEED OF TRANSFER

24.08.1966
30.05.1968

1) VIRA DINSHAW DASTUR,
 2) SIRIN NARIMAN BARDI

(Administratarix of the Estate of Rustomji Hormosji Singara)
 “as The Transferors”

SM



“of One Part”

TO
SIRIN NARIMAN BARDI

“as The Transferee”
“of Other Part.

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane standing thereon admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the registration Sub-District of Bombay and bearing Collector Old Rent Roll No.3916 and Last Rent Roll No.3916 and last rent roll No.9342. Cad. S. No.804 of Girgaum division and Laughtons S. No.5461 and Part 15460 and situate at Municipal “E” Ward No.1972(2). Street No.21, Khetwadi 7th Lane, Bombay.

1969 }

TO } NIL

1977 }

1978

BOM
1640
1978

DEED OF CONVEYANCE
Rs.30,000/-

27.07.1978
25.10.1978

SIRIN NARIMAN BARDI

“as The Vendor”
“of One Part”

TO

- 1) MAVJI KARSON YADAV
- 2) SAMJUBEN wife Mavji Karson Yadav
- 3) MAHENDRA son of Mavji Karson Yadav
- 4) GIRIDHAR son of Mavji Karson Yadav

“as The Purchasers”
“of Other Part.

CSM

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SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane standing thereon admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the registration Sub-District of Bombay and bearing Collector Old Rent Roll No.3916 and Last Rent Roll No.3916 and last rent roll No.9342, Cad. S. No.804 of Girgaum division and Laughtons S. No.5461 and Part 15460 and situate at Municipal "E" Ward No.1972(2), Street No.21, Khetwadi 7th Lane, Bombay.

1979 }
TO } NIL
1988 }
1989

<u>BBE</u>	<u>DEED OF CONVEYANCE</u>	<u>21.07.1988</u>
<u>1020</u>	Rs.35,000/-	<u>26.05.1989</u>
1988		

- 1) SAMJUBEN wife Mavji Karson Yadav
- 2) MAHENDRA son of Mavji Karson Yadav
- 3) GIRIDHAR son of Mavji Karson Yadav
- 4) KUNDAN MAVJI YADAV
- 5) VODHAVJI MAVJI YADAV
- 6) INDUBEN Daughter of Mavji Yadav and wife of Shantilal Sarvaiya
- 7) MANJULA Daughter of Mavji Yadav and wife of Dhirajlal
"as The Vendor"
"of One Part"

TO

- 1) JAMILA SAYED REHMAN KHAN
- 2) LILY VASU MANESHWAR
"as The Purchasers"
"of Other Part."

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane standing thereon

SEM



admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the registration Sub-District of Bombay and bearing Collector Old Rent Roll No.3916 and Last Rent Roll No.3916 and last rent roll No.9342, Cad. S. No.804 of Girgaum division and Laughtons S. No.5461 and Part 15460 and situate at Municipal "E" Ward No.1972(2), Street No.21, Khetwadi 7th Lane, Bombay.

	1990 }	
	TO }	NIL
	2001 }	
	2002	
<u>BBE</u>	<u>DEED OF CONVEYANCE</u>	<u>29.11.1990</u>
<u>3245</u>	Rs.80,000/-	<u>19.02.2002</u>
1990		

1) JAMILA SAYED REHMAN KHAN
2) LILY VASU MANESHWAR

"as The Vendors"
"of One Part"

TO

1) RAFIA MOHAMMED IQBAL JUMANI
2) MISS SHAIHEEN JUMANI
3) MISS SITARA JUMANI
4) MASTER MUNDIN JUMANI

(last three being minors re-presented their father Mohammed Iqbal Jumani)

"as The Purchasers"
"of Other Part."

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane standing thereon admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the registration Sub-District of Bombay and bearing Collector Old Rent

S.V.

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Roll No.3916 and Last Rent Roll No.3916 and last rent roll No.9342. Cad. S. No.804 of Girgaum division and Laughtons S. No.5461 and Part 15460 and situate at Municipal "E" Ward No.1972(2), Street No.21, Khetwadi 7th Lane, Bombay.

2003 }
 TO } NIL
 2021 }
 2022 } Index II not ready

NOTE: In SRO Mumbai (Manual Index-II) Books for the years 2001 to 2007. are entirely torn. And many pages of other Index-II Books are in partly torn condition.

S. R. O. MUMBAI-I, II, III, IV & V
(COMPUTERIZED INDEX-II)
FROM 2002 TO 2022 (21 YEARS)

2002 }
 TO } NIL
 2020 }

2021

BBE/4
1460
 2021

DEED OF CONVEYANCE
 Rs.1,16,00,000/-

28.01.2021
28.01.2021

- 1) RAFIA MOHAMMED IQBAL JUMANI
- 2) MISS SHAHEEN MOHAMMED IQBAL JUMANI
- 3) MISS SITARA MOHAMMED IQBAL JUMANI
- 4) MUNDIN MOHAMMED IQBAL JUMANI

"as The Vendors"
 "of One Part"

TO
 M/S ANUPAM CREATION
 (partner:- Nitin Dhirajlal Shah)

g/m



“as The Purchaser”
“of Other Part.

SCHEDULE: The property being land with structure situate at 7th Khetwadi Lane admeasuring 139.63 Sq. Mts. bearing C. S. No.804 of Girgaon Division.

2022 } Index Not Ready

NOTE: In the office of Sub-Registrar Mumbai I, II, III, IV & V (Computerized Index II) from 2002 to 2021 are not maintained properly.

III) LAND WITH STRUCTURE ADMEASURING 139.631 SQ. MTS., SITUATE AT KHETWADI 7TH LANE BEARING C. S. NO.804 OF GIRGAON DIVISION

DEVOLUTION OF TITLE

1. As per property card it is found that, one Hormusji Rustomji Singara was owner of the said property by way of letter of administration dated 10.02.1937.
2. As per property card it is further found that, one Hormusji Rustomji Singara died on 07.02.1962. And thereafter by Declaration dated 24.12.1963 made by Miss Dhukai Rustomji Singara, before the Presidency Magistrate Bombay to the effect that, she is the sole heir of deceased Hormusji Rustomji Singara. And thereafter name of Miss Dhukai Rustomji Singara is recorded on property card.

SJM

VICHARE & ASSOCIATES

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3. As per property card it is further found that, by letter of administration dated 03.02.1966 names of 1) Vira Dinshaw Dastur, 2) Sirin Nariman Bardi are recorded as Administratarix of the Estate of Rustomji Hormosji Singara.
4. Deed of Release dated 24.08.1966 made between Gulbai Rustomji Singara as the Releasor of One Part and 1) Vira Dinshaw Dastur, 2) Sirin Nariman Bardi (Administratarix of the Estate of Rustomji Hormosji Singara) as the Releasee of the Other Part. Whereby the releasor has released her 1/3rd share in property being C. S. No.804 of Girgaon Division. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/2807/1966 on 10.05.1968.
5. Deed of Transfer dated 24.08.1966 made between 1) Vira Dinshaw Dastur, 2) Sirin Nariman Bardi (Administratarix of the Estate of Rustomji Hormosji Singara) as the Transferors of One Part and Sirin Nariman Bardi as the Transferee of the Other Part. Whereby the transferors have transferred property being land with structure bearing C. S. No.804 of Girgaon Division. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/2808/1966 on 30.05.1968.
6. Deed of Conveyance dated 27.07.1978 made between Sirin Nariman Bardi as the Vendor of One Part and 1) Mavji Karson Yadav, 2) Samjuben wife Mavji Karson Yadav, 3) Mahendra son of Mavji Karson Yadav, 4) Giridhar son of Mavji Karson Yadav as the Purchasers of the Other Part. Whereby the vendor

CM



has sold property being land with structure bearing C. S. No.804 of Girgaon Division, for consideration sum of Rs.30,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BOM/1640/1978 on 25.10.1978.

7. Deed of Conveyance dated 21.07.1988 made between 1) Samjuben wife Mavji Karson Yadav, 2) Mahendra son of Mavji Karson Yadav, 3) Giridhar son of Mavji Karson Yadav, 4) Kundan Mavji Yadav, 5) Vodhavji Mavji Yadav, 6) Induben Daughter of Mavji Yadav and wife of Shantilal Sarvaiya, 7) Manjula Daughter of Mavji Yadav and wife of Dhirajlal as The Vendors of One Part and 1) Jamila Sayed Rehman Khan, 2) Lily Vasu Maneshwar as the Purchasers of the Other Part. Whereby the vendors have sold their share in the property being C. S. No. 804 of Girgaon Division, to the purchasers, for consideration sum of Rs.35,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/1020/1988 on 26.05.1989.
8. Deed of Conveyance dated 29.11.1990 made between 1) Jamila Sayed Rehman Khan, 2) Lily Vasu Maneshwar as The Vendors of One Part and 1) Rafia Mohammed Iqbal Jumani, 2) Miss Shaheen Jumani, 3) Miss Sitara Jumani, 4) Master Mundin Jumani (last three being minors re-presented their father Mohammed Iqbal Jumani) as the Purchasers of the Other Part. Whereby the vendors have sold the property being C. S. No. 804 of Girgaon Division, to the purchasers, for

SM

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consideration sum of Rs.80,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/3245/1990 on 19.07.2002.

9. Deed of Conveyance dated 28.01.2021 made between 1) Rafia Mohammed Iqbal Jumani, 2) Miss Shaheen Mohammed Iqbal Jumani. 3) Miss Sitara Mohammed Iqbal Jumani, 4) Muddin Mohammed Iqbal Jumani as The Vendors of One Part and M/S Anupam Creation (Partner:- Nitin Shah) as the Purchaser of the Other Part. Whereby the vendors have sold the property being C. S. No. 804 of Girgaon Division, for consideration sum of Rs.1,16,00,000/-. And the said document is duly registered in the office of Sub-Registrar at Mumbai under Sr. No. BBE/4/1460/2021 on 28.01.2021.

REGISTRY SEARCH

S. R. O. MUMBAI (MANUAL INDEX)
FROM 1962 TO 2022 (60 YEARS)

1962 }
TO } NIL
1967 }
1968

BOM
2807
1966

DEED OF RELEASE

24.08.1966
10.05.1968

GULBAI SORABJI SINGARA

“as The Releasor”
“of One Part”

TO

1) VIRA DINSHAW DASTUR,
2) SIRIN NARIMAN BARDI





(Administratarix of the Estate of Rustomji Hormosji Singara)
"as The Releasees"
"of Other Part.

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane standing thereon admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the registration Sub-District of Bombay and bearing Collector Old Rent Roll No.3916 and Last Rent Roll No.3916 and last rent roll No.9342, Cad. S. No.804 of Girgaum division and Laughtons S. No.5461 and Part 15460 and situate at Municipal "E" Ward No.1972(2), Street No.21, Khetwadi 7th Lane, Bombay.

1968

BOM
2808
1966

DEED OF TRANSFER

24.08.1966
30.05.1968

1) VIRA DINSHAW DASTUR,
2) SIRIN NARIMAN BARDI

(Administratarix of the Estate of Rustomji Hormosji Singara)
"as The Transferors"
"of One Part"

TO

SIRIN NARIMAN BARDI

"as The Transferee"
"of Other Part.

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane standing thereon admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the registration Sub-District of Bombay and bearing Collector Old Rent Roll No.3916 and Last Rent Roll No.3916 and last rent roll No.9342, Cad. S. No.804 of Girgaum division and Laughtons S.

CMV

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No.5461 and Part 15460 and situate at Municipal "E" Ward
No.1972(2), Street No.21, Khetwadi 7th Lane, Bombay.

1969 }
TO } NIL
1977 }

1978

<u>BOM</u>	<u>DEED OF CONVEYANCE</u>	<u>27.07.1978</u>
<u>1640</u>	Rs.30,000/-	<u>25.10.1978</u>
1978		

SIRIN NARIMAN BARDI

"as The Vendor"
"of One Part"

TO

- 1) MAVJI KARSON YADAV
- 2) SAMJUBEN wife Mavji Karson Yadav
- 3) MAHENDRA son of Mavji Karson Yadav
- 4) GIRIDHAR son of Mavji Karson Yadav

"as The Purchasers"
"of Other Part."

SCHEDULE: All that piece or parcel of land or ground of quit and
ground rent tenure situate at Khetwadi 7th Lane standing thereon
admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the
registration Sub-District of Bombay and bearing Collector Old Rent
Roll No.3916 and Last Rent Roll No.3916 and last rent roll
No.9342. Cad. S. No.804 of Girgaum division and Laughtons S.
No.5461 and Part 15460 and situate at Municipal "E" Ward
No.1972(2), Street No.21, Khetwadi 7th Lane, Bombay.

1979 }
TO } NIL
1988 }

SPB



1989
BBE DEED OF CONVEYANCE 21.07.1988
1020 Rs.35,000/- 26.05.1989
1988

- 1) SAMJUBEN wife Mavji Karson Yadav
- 2) MAHENDRA son of Mavji Karson Yadav
- 3) GIRIDHAR son of Mavji Karson Yadav
- 4) KUNDAN MAVJI YADAV
- 5) VODHAVJI MAVJI YADAV
- 6) INDUBEN Daughter of Mavji Yadav and wife of Shantilal Sarvaiya
- 7) MANJULA Daughter of Mavji Yadav and wife of Dhirajlal
"as The Vendor"
"of One Part"

TO

- 1) JAMILA SAYED REHMAN KHAN
- 2) LILY VASU MANESHWAR
"as The Purchasers"
"of Other Part."

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane standing thereon admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the registration Sub-District of Bombay and bearing Collector Old Rent Roll No.3916 and Last Rent Roll No.3916 and last rent roll No.9342, Cad. S. No.804 of Girgaum division and Laughtons S. No.5461 and Part 15460 and situate at Municipal "E" Ward No.1972(2), Street No.21, Khetwadi 7th Lane, Bombay.

1990 }
TO } NIL
2001 }
2002

S.V.

VICHARE & ASSOCIATES

Office No. 1, Shefers Apt. Opp. J.K.Tower, Station Road, Vikhroli (East), Mumbai - 400 083.
Mob.: 93242 04592 • E-mail - advocate.sunilvichare@gmail.com

BBE
3245
1990

DEED OF CONVEYANCE
Rs.80,000/-

29.11.1990
19.02.2002

1) JAMILA SAYED REHMAN KHAN
2) LILY VASU MANESHWAR

“as The Vendors”
“of One Part”

TO

1) RAFIA MOHAMMED IQBAL JUMANI
2) MISS SHAHEEN JUMANI
3) MISS SITARA JUMANI
4) MASTER MUNDIN JUMANI

(last three being minors re-presented their father Mohammed
Iqbal Jumani)

“as The Purchasers”
“of Other Part.

SCHEDULE: All that piece or parcel of land or ground of quit and ground rent tenure situate at Khetwadi 7th Lane standing thereon admeasurement 139.6330 Sq. Mts. (167 Sq. Yards) in the registration Sub-District of Bombay and bearing Collector Old Rent Roll No.3916 and Last Rent Roll No.3916 and last rent roll No.9342, Cad. S. No.804 of Girgaum division and Laughtons S. No.5461 and Part 15460 and situate at Municipal “E” Ward No.1972(2), Street No.21, Khetwadi 7th Lane, Bombay.

2003 }

TO } NIL

2021 }

2022 } Index II not ready

NOTE: In SRO Mumbai (Manual Index-II) Books for the years 2001 to 2007. are entirely torn. And many pages of other Index-II Books are in partly torn condition.

LM



S. R. O. MUMBAI-I, II, III, IV & V
(COMPUTERIZED INDEX-II)
FROM 2002 TO 2022 (21 YEARS)

2002 }
TO } NIL
2020 }

2021

<u>BBE/4</u>	<u>DEED OF CONVEYANCE</u>	<u>28.01.2021</u>
<u>1460</u>	Rs.1,16,00,000/-	<u>28.01.2021</u>
2021		

- 1) RAFIA MOHAMMED IQBAL JUMANI
- 2) MISS SHAHEEN MOHAMMED IQBAL JUMANI
- 3) MISS SITARA MOHAMMED IQBAL JUMANI
- 4) MUNDIN MOHAMMED IQBAL JUMANI

“as The Vendors”
“of One Part”

TO

M/S ANUPAM CREATION
(partner:- Nitin Dhirajlal Shah)

“as The Purchaser”
“of Other Part.”

SCHEDULE: The property being land with structure situate at 7th
Khetwadi Lane admeasuring 139.63 Sq. Mts. bearing C. S.
No.804 of Girgaon Division.

2022 } Index Not Ready

NOTE: In the office of Sub-Registrar Mumbai I, II, III, IV & V
(Computerized Index II) from 2002 to 2021 are not maintained
properly.

That the M/s. Anupam Creation has obtained following approvals for
redevelopment.

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1. NOC No. R/NOC/F-2811/4478/M.B.R.& R.Board-2022 dated 14th June 2022 issued by MHADA to M/s. Anupam Creation.
2. IOD under section 346 dated No. P-12578/2022/(802 And Other)/D ward/GIRGAUM/IOD/1/New issued by MCGM
3. CC P-12578/2022/(802 And Other)/D ward/GIRGAUM/IOD/1/New issued by MCGM dated issued on 11 April 2023

CONCLUSION

The entry M/S. ANUPAM CREATION is appears on the property Card. based on the documents and subject to whatever is stated above, and subject to occupancy of various tenants occupying various premises in the structure standing on the said property described in the schedule herein under written and subject to provisions of applicable laws, the said M/S. ANUPAM CREATION has acquired right, title and interest in the said Property 1. land with structure admeasuring 306.02 Sq. Mts.. situate at Khetwadi 7th Lane bearing C. S. No.802 of Girgaon Division 2. land with structure admeasuring 239.97 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.803 of Girgaon Division 3. land



with structure admeasuring 139.631 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.804 of Girgaon Division, hence, the title to the M/S. ANUPAM CREATION in respect of the said properties as described in the schedule hereunder written is marketable and free from all encumbrances.

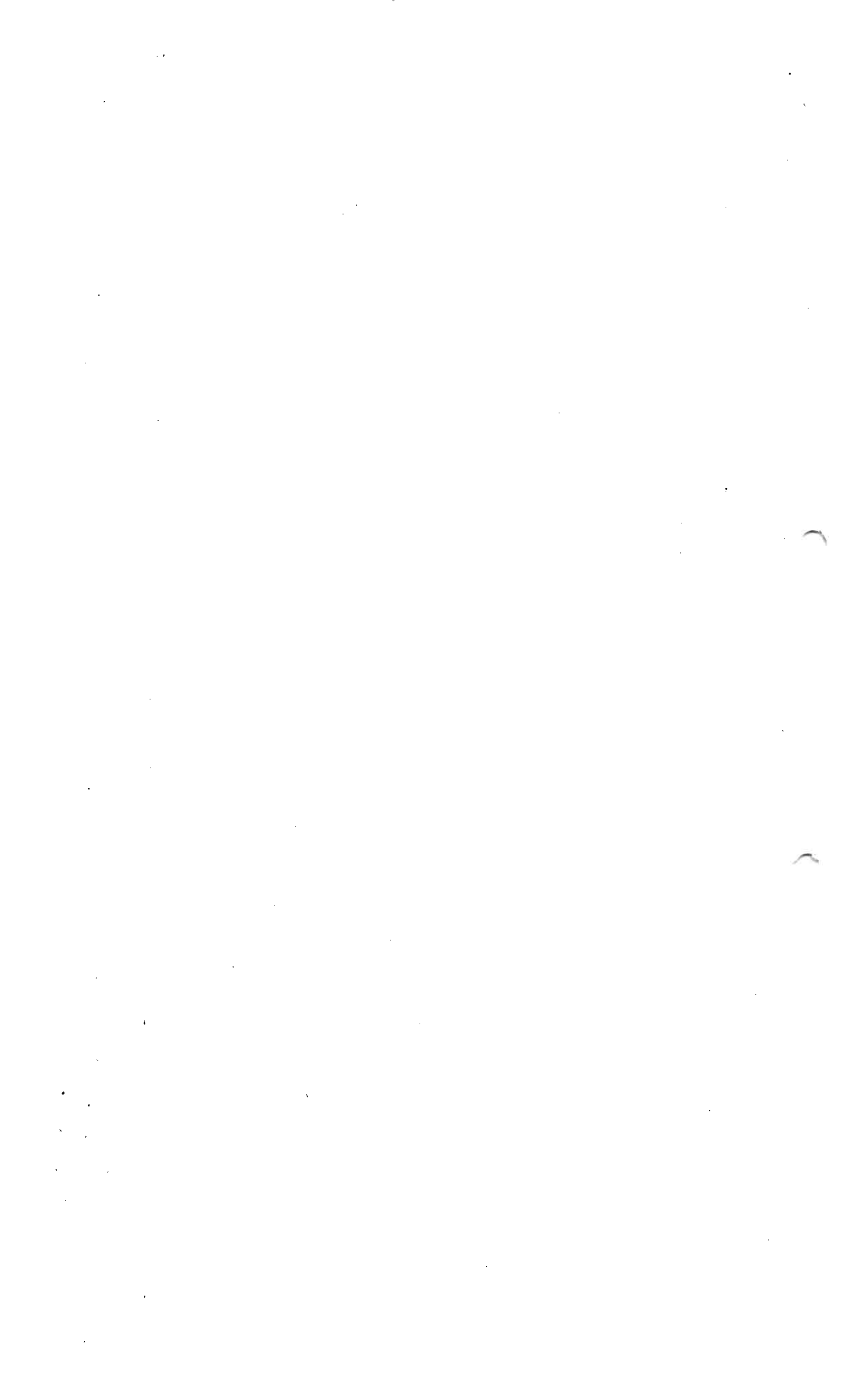
Description of property

1. land with structure admeasuring 306.02 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.802 of Girgaon Division 2. land with structure admeasuring 239.97 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.803 of Girgaon Division 3. land with structure admeasuring 139.631 Sq. Mts., situate at Khetwadi 7th Lane bearing C. S. No.804 of Girgaon Division,

SUNIL S. VICHARE
Advocate High Court
38/1225, Tagore Nagar,
Vikhroli (E), Mumbai - 400 083.
Roll No. MAH/2090/2003

VICHARE & ASSOCIATES

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LIST OF DOUMENT (CHAIN OF DOCUMENT)

NATH NIWAS (C.S. NO.803)

- 1) DEED OF CONVEYANCE DATED 10TH MAY 2001.(Notarised Doc's)
- 2) DEATH CERTIFICATE OF L.D. SHAH & D.A. SHAH
- 3) DEED OF RELEASE DATED 10TH DECEMBER 2018.(Reg. No. BBE5-11034-
2018 DT. 10.12.2018.
- 4) VALUATION REPORT DT.24TH DEC.2021
- 5) DEED OF CONVEYANCE DATED 7TH Dec. 2021 (Reg. No. BBE4-16805-2021
DT. 07.12.2021)
- 6) POWER OF ATTORNY (Reg No.BBE4-16807-2021 DT.07.12.2021)
- 7) ANNEXURE "A" - PROPERTY CARD
- 8) ANNEXURE "B" – LIST OF TENANT
- 9) MAHADA NOC DT. 14TH JUNE. 2022
- 10) TITLE REPORT – CONBINED (NATH NIWAS RAM NIWAS & GUL
SORABH) PENDING